

December 9, 2010

**Community Preservation Act Committee
Town of Amherst
Amherst, MA 01002**

Subj: Belchertown Road- Habitat Project – additional funding request
Request for Community Preservation Act Funding

Dear CPA Committee Members,

Last year, Amherst granted PVH our request of \$40,000 to build a single family home at our site on Belchertown Road. As we initiated the process of pulling the building permit and updating our ConCom permit, we became aware that the use of the site as a staging area for the developer prior to donating the site to PVH altered the character of the land, stripped away some top soil and caused some wetlands species to take root in areas that were not previously identified as wetlands. We are working with a wetlands specialist and the Conservation Commission to determine the size and configuration of the building envelop. As it may be necessary for us to complete additional site work to achieve “buildability”, I am requesting an additional \$20,000 on a provisional basis to meet the new costs associated with retaining the site as a buildable lot.

Pioneer Valley Habitat for Humanity’s core mission is to serve very low income families, who contribute their sweat equity to achieve homeownership at a price they can afford. Working alongside community and student volunteers, the Habitat partner families contribute at least 250 hours each helping to build their own homes. Our cash cost for construction is approximately \$125,000. Habitat raises the funds to build the homes as we are building, then sell the homes to the family for the cost of construction and provides a 0% mortgage. All mortgage payments are used by Habitat to help build more affordable homes. An allocation to Habitat is not a one time donation – it is a long term investment that is continuously reinvested in meeting the housing needs of very low income families.

Thank you for your consideration of our request and please do not hesitate to ask if you require additional information.

In Partnership,

MJ Adams
Executive Director

1. **Feasibility of the project;**
Pioneer Valley Habitat for Humanity has over 20 years experience of tackling this type of project. The land has been donated. We have a steady (sometimes overwhelming) supply of ready, engaged and energenic volunteers who want to build. We have a steady stream of mortgage repayments (which we allocate out to the three active building venues we have right now – Amherst, Florence, and Montague City), solid relationships with grant funders (FHLB Boston, Community Foundation of Western Massachusetts, Xeric, Beveridge to name a few), and a dedicated group of regular donor/investors. But there is still a gap in the funding and we turn to Amherst CPA funding to help close that gap.
2. **Urgency of the project:** The urgency for this project is to extend the reality of homeownership to another low income family in Amherst. In our most recent family selection process for Stanley Street, eleven families applied; unfortunately we were only able to select one.
3. **Population(s) to be served by the project:** The most profound and long term beneficiaries of this project are the families who move in and become homeowners in this new neighborhood. Equally important, the community of Amherst is served in honoring the Town of Amherst's commitment to social justice and economic diversity of the community and an opportunity for local residents and students to give of themselves to the community they call home. Recently a new partnership with the Hampshire County House of Corrections brings inmates to complete work release on the Habitat homes under construction on Stanley Street. We expect to continue this new partnership as we move onto the new site on Belchertown Road, offering meaningful work and skill building and the opportunity to give back during their rehabilitation.
4. **Acquisition or preservation of threatened resources;** n/a
5. **Possibility of multiple sources of funding:** Habitat relies on a variety of sources to fund the construction of Habitat homes. With the donation of land from Tofino Associates, the donation of pro bono architectural services from Chuck Roberts, the deeply discounted/donated construction materials from Cowls Building Supply and r.k.Miles, Federal Home Loan Bank grant funds, Community Foundation funds, and a multitude of individual and business donors and some generous support for the local faith communities; Habitat relies on a variety of funding streams to make this homebuilding possible.
6. **Complete description of project addressing cost documentation relating to projected timeline for initiation and completion of project and any expectations for additional funding in future years:**
Budget attached.
Revised Timeline for Belchertown Road Site

| | |
|----------------|--|
| January 2012 | Partner Family Outreach at the Amherst MLK Breakfast |
| February 2012 | House Design |
| March 18, 2012 | Habitat Info Session |
| Spring 2012 | Finalize wetlands scope of work |
| Late March | Application deadline |
| June/July 2012 | Finalize house size, prepare site, pour foundation |
| September 2012 | Wall Raising & Framing starts |
| November 2012 | Building envelop substantially complete |
| December 2012 | Interior Finishing starts |
| May 2013 | Home dedication |
| | Certificate of Occupancy achieved |
| June 2013 | Closing and Family moves in |
| Summer 2013 | Final landscaping & site work |

7. **Funding available:** Pioneer Valley Habitat allocates funding from our Fund for Humanity (habitat home mortgage repayments) and is working steadily on our fundraising efforts directed at individuals, faith communities, businesses, grant sources and foundations.
8. **Priorities:** Pioneer Valley Habitat will work with the Town of Amherst to ensure that the Habitat home on Belchertown Road is listed on the Subsidized Housing Inventory maintained by DHCD. Additionally, this home will have an affordable housing deed rider that will ensure long term affordability to low income families.

Pvho/rd/g/cpa-amh/br_dec2011

Belchertown Road, Amherst

| USES | | SOURCES | |
|----------|----------------------|---------------|----------------------------------|
| CATEGORY | | | |
| 1 | Design & Engineering | \$4,000 | Owner Downpayment \$700 |
| 2 | Site Work* | \$13,800 | Fund for Humanity |
| | add'l site work | \$20,000 | (mortgage repayments) \$24,000 |
| 3 | Water | see site work | |
| 4 | Sewer | see site work | |
| 5 | Landscaping | \$1,904 | |
| 6 | Foundation | \$3,483 | TO BE RAISED |
| 7 | Framing | \$12,987 | AMHERST CPA \$40,000 |
| 8 | Windows and Doors | \$11,259 | FEDERAL HOME LOAN |
| | | | BANK \$30,000 |
| | | | OTHER |
| 9 | Exterior Trim | \$2,434 | GRANTS/DONATIONS \$42,205 |
| 10 | Siding | \$2,883 | Amherst CPA 2nd request \$20,000 |
| 11 | Roofing | \$1,356 | TOTAL CASH \$156,905 |
| 12 | Plumbing | \$12,566 | |
| 13 | Heating | see plumbing | |
| 14 | Electrical | \$4,995 | |
| 15 | Subcontractor | \$6,000 | |
| 16 | Masonry | | |
| 17 | Insulation | \$3,250 | |
| 18 | Sheetrock | \$1,077 | |
| 19 | Interior Painting | \$300 | |
| 20 | Exterior Painting | \$700 | |
| 21 | Porch/Decks | see framing | |
| 22 | Flooring | \$2,182 | |
| 23 | Stairs | \$800 | |
| 24 | Cabinets/Counters | \$1,300 | |
| 25 | Interior Doors | \$1,269 | |
| 26 | Interior Trim | \$2,002 | |
| 27 | Finish & Clean-Up | \$850 | |
| 28 | Gutters | \$550 | |
| 29 | Warrantey | \$1,275 | |
| 30 | Bath/Closet Details | \$443 | |
| 31 | Site Overhead | \$1,725 | |
| 32 | Tree Removal | \$2,400 | |
| 33 | Porta Potty | \$1,689 | |

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|----|-----------------|-----------|
| 34 | Trash Removal | \$102 |
| 35 | Building Permit | \$1,157 |
| | | \$120,739 |

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|------------------------------|-----------|
| Division Detail (items 1-35) | \$120,739 |
| Contingency @2% | \$2,066 |
| Construction Subtotal | \$122,805 |
| Supervision | \$17,600 |

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|--------------------------|-----------|
| FINAL CONSTRUCTION TOTAL | \$140,405 |
|--------------------------|-----------|

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|-------------------|----------|
| Land | |
| Legal | \$2,500 |
| Developers Fees | \$10,000 |
| Financing | \$2,000 |
| Other - Insurance | \$2,000 |

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|-----------------|-----------|--------------------|-----------|
| TOTAL CASH USES | \$156,905 | TOTAL CASH SOURCES | \$156,905 |
|-----------------|-----------|--------------------|-----------|

**Community Preservation Act Committee
Proposal Request Form for FY 13**

| | |
|-------------------------------------|-----------------------|
| CPA funding category | |
| Check all that apply | |
| <input checked="" type="checkbox"/> | Community Housing |
| <input type="checkbox"/> | Open Space |
| <input type="checkbox"/> | Historic Preservation |
| <input type="checkbox"/> | Recreation |

Date: December 9, 2011

Submitting Entity:

Contact Person: MJ Adams, Executive Director, PV Habitat

Contact Phone: 413-586-5430

Contact Email: ed@pvhabitat.org

Overview of Proposal:

Describe how your request meets the CPA criteria:

1. Description of funding needed including:
 - a. Documentation of cost estimates
 - b. Other sources of funding, e.g., grants, self-funding, fund-raising
 - c. Timeline on how CPA funds, if awarded, would be spent
 - d. Timeline for spending funds; expectation for spending over multiple years
2. Urgency of the Project, if any
3. Estimated timeline from receipt of funds to Project completion
4. Acquisition or preservation of threatened resources
5. Population(s) to be served by the Project
6. How the Project is prioritized by requesting Town committees or commissions
7. Other information regarding the Project deemed necessary for CPAC

see attached